

CAIRD PROPERTY & MIDTOWNE NEIGHBORHOOD REVITALIZATION: VALUES, GOALS, and DESIGN SOLUTIONS

1 - Policy & Guidelines

VALUE

Policies, programs, and guidelines are in place to achieve community needs and desires and provide financial and other incentives for investment and revitalization; development and investment is leveraged to move toward a shared vision.

GOALS

- Policies and guidelines enforce the intent of a cohesive community vision for revitalization.
- Programs are in place that leverage development for improvements to area infrastructure and services; developers absorb costs of impacts to infrastructure.
- Policies are in place to ensure that affordable housing and affordable commercial/office options are available.
- Policies and financial incentive programs preserve and enhance the area's historic character.
- Zoning for the area supports community vision and desires and works to promote investment.
- Tax incentives support new and existing building development and improvements.
- Programs are in place that leverage development for improvements to area infrastructure and services, including green development.
- Entrepreneurs and business owners are supported in growing or starting a business
- The Arts are supported and recognized as economic changers.

SCHEMATIC DESIGN SOLUTIONS

Green District - Greenways & Green Buildings

- Green Zoning (or Regulations):
 - Tax and zoning incentives are available for green buildings and green infrastructure development, including gray water systems, rainwater collection and infiltration, renewable energy use, rooftop gardens, wasted heat and energy recycling, etc.
 - Sets a standard for development in Helena, encouraging densification of existing urban areas and adaptive reuse of neglected buildings

Railroad History & Arts District

- Historic Railroad District Tourism Development:
 - Expanded Historic Railroad District adopts design standards to enforce area theme
 - Railroad history-themed building houses a rail history museum, gift shop, tourist info, tour businesses, coffee shop, or brewery
 - Trolley line interpretative park marks the location of historic trolley lines, provides outdoor gathering, green space, and walking and biking connection
 - Historic District and Downtown Helena entrance points signified with arches, provide way-finding

Public and Private Financing Mechanism

- Tax and zoning incentives are in place that allows public infrastructure developments to spur private and non-profit developments related to the arts, shopping, education, restaurants, green businesses, tourism, and affordable, attractive housing options.

2 - Transportation Improvements

VALUE

Revitalization of the Caird Property and surrounding area sets the stage for non-motorized transportation improvements in the larger area and community as a whole and builds off of current non-motorized transportation planning to create connectivity to and within the area. Development promotes biking, walking and public transportation while making vehicular access to the area easier for residents and visitors alike.

GOALS

- ‘Malfunction Junction’ is addressed and improved.
- Planning for all modes of transportation takes into account and addresses the railroad and its impacts.
- Biking and walking is a safe, enjoyable, and easy mode of transportation to and within the area.
- Montana Avenue has a safe and enjoyable crossing for pedestrians and bikers, especially kids.
- Biking and walking routes provide increased connectivity to various commercial and recreational destinations
- Motorized transportation improvements take a holistic approach to complement non-motorized transportation infrastructure needs
- Vehicular accessibility to commercial and recreational destinations within the area is accommodated and improved
- Use of public transportation to destinations within the area is supported

SCHEMATIC DESIGN SOLUTIONS

Live-Work-Play

- Provide services, amenities, jobs and recreation opportunities to people living in the area
- Provide amenities including coffee shops, restaurants, neighborhood food market, event space

Green Transportation Infrastructure

- Underground parking reduces surface parking as well as heat gain and urban runoff
- Greenways and buffers provide ecosystem services, including bird and insect habitat, less/cleaner runoff, cleaner air, shade, and pleasant walking/biking
- Bike and pedestrian bridges provide safe and enjoyable routes across Montana Avenue
- Bike and pedestrian greenways complement/connect with Centennial Trail and increase connectivity of safe non motorized routes
- Boulevard sidewalks throughout provide shade, safe walking for people, including children, people with disabilities, and seniors, and serve our ecosystem
- Parking structure reduces surface parking as well as heat gain and urban runoff, provides opportunities

- for rooftop gardening and rainwater collection
- Bike and pedestrian trails and expressway compliment Centennial Trail and increases connectivity
- Bike and pedestrian bridge provides a safe and enjoyable route across Montana Avenue

3 - Non-transportation Green Infrastructure

VALUE

Development of the Caird Property and surrounding area places importance on green infrastructure and technologies to reduce resource use and provide ecosystem and ecologic services.

GOALS

- Stormwater runoff is used for irrigation or allowed to infiltrate
- Graywater systems reduce building and/or landscape water requirements
- Use of alternative energy and energy conservation technologies are promoted and incentivized
- Sidewalks accommodate healthy street trees and other plantings for shade and ecosystem benefits
- Greenways connect new and existing parks and open space
- Surface parking is reduced while maintaining total parking currently available or needed with new development
- Infill of existing buildings and infrastructure and urban reuse is incentivized and encouraged
- Development, both new and existing, works to achieve environmental and social sustainability

SCHEMATIC DESIGN SOLUTIONS

Green (Non Transportation) Infrastructure

- Incentivize renewable energy and energy efficiency
- Rooftop gardening provides food and curriculum/learning opportunities, reduces urban heat gain, while providing passive insulation from cold in the winter, and increases community resiliency
- Streetside bio-swales capture, clean, and infiltrate runoff using plants
- Increased housing density preserves open land on outskirts of Helena
- Underground parking reduces surface parking as well as heat gain and urban runoff
- Greenways and buffers provide ecosystem services, including bird and insect habitat, less/cleaner runoff, cleaner air, shade, and pleasant walking/biking
- Parking structure reduces surface parking as well as heat gain and urban runoff, provides opportunities for rooftop gardening and rainwater collection
- Where possible, solar and wind technologies are used.
- 6th Ward Garden Park grows chemical free perennial fruits, vegetables, medicinals, and houses community gardens and gardens for Food Share.

4 - Health, Safety, Education, and Building Community (Placemaking)

VALUE

Developments of the Caird Property and the surrounding area creates a neighborhood where people of all ages, abilities, and backgrounds live, gather, learn and/or work and have a sense of place, promise, health, safety, and well-being.

GOALS

- People of all ages and abilities living in the area are able to safely access basic amenities/services within walking and biking distance (health services, coffee, food, laundry, education/schools, places for play, relaxation, and socializing)
- New development, businesses, and area programs prioritize promote community interaction and the health and safety of residents of all ages and abilities.
- A mix of housing options is accessible to those who wish to move to or stay in the area.
- Neighborhood and area gateways are inviting to visitors and Helena residents
- Opportunities for education exist in this area for people of all ages
- Local community assets, inspiration, and potential are capitalized to promote health, happiness, and economic well-being

SCHEMATIC DESIGN SOLUTIONS

Placemaking

- Provide space for gathering and community events
- Provide additional green space
- Provide affordable housing
- Slow motor vehicle traffic in residential areas so residents can safely gather in front of their homes and cross the street to spend time with one another
- More public green places, fruit and nut shrubs and trees along boulevards and in center of traffic slowing roundabouts
- Provide outdoor and indoor gathering and event space, stage for performances
- Adaptive reuse of Nabisco Factory Building into art and performance studios, art incubator (Nabisco Factor Building already houses many artists and martial art studios – so how do we say that this is something that will build on what's existing and acknowledge it's already a place where artists and small businesses are housed.)
- STEAM (Science Technology Engineering, Art, and Math) Center strengthen arts and education area identity
- Public art marks community gateway for travelers along Highway 12, enforces arts district identity

Health, Safety, and Education

- Bike and pedestrian bridge provides a safe and enjoyable route across Montana Avenue, especially a safer route to and from schools
- Traffic-calming measures, including street art and boulevard sidewalks, make walking and biking safer and more enjoyable
- 4-way intersection has protected lanes and/or refuge islands for bikes and pedestrians

INSIDE EDGE DESIGN

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- Health clinics, school-based mental health and physical health, and other services are accessible by several area schools and the community
- Provide safe walking and biking connections from residential areas to services, amenities, schools, and recreation
- Housing provided as educational opportunities expand at Helena College
- Barriers along the railroad reduce noise and pollution
- Roundabout at main junction reduces pollution, carbon emissions
- Boulevard sidewalks throughout make biking and walking safe and enjoyable

5 - Economic Development

VALUE

Development of the Caird Property and surrounding area increases economic diversity and opportunity for area residents and business owners while providing easily accessible amenities/ services for people living both inside and outside the area.

GOALS

- There are job opportunities for teenagers in the area.
- There are stable job opportunities that support middle-income families in the area.
- There are cottage industries emerging, and the area is lively with arts, food, music, technology, and education.
- There is a thriving tourist area that attracts visitors from outside Helena and is connected with other services/amenities that serve the local residents.
- Entrepreneurs and business owners are supported in growing or starting a business that meet neighborhood service/amenity needs in the area and beyond.
- The Arts are supported and recognized as economic chargers.

SCHEMATIC DESIGN SOLUTIONS

Economic Development

- Signify community and historic district entrance points with wayfinding arches on Helena Avenue
- STEAM (Science Technology Engineering, Art, and Math) Center builds a stronger education corridor and becomes a destination for the Helena community and beyond
- Provide easy access to food, arts, events, and amenities for high school and college students in the area
- Housing provided as educational opportunities expand at Helena College
- Housing and commercial development supports live-work-play development
- Provide amenities including coffee shops, restaurants, neighborhood food market, event space
- Strengthen Historic Railroad District identify, create and invite the growth of an art and performance district